

SITE PLAN COMMITTEE
FEBRUARY 7, 2006

1. ROLL CALL

The meeting was called to order at 4:02 p.m. Committee members present were Chair Julie Aitken, Vice-Chair Sam Engel, Jr., and James Aucamp, Jr. Also present were Planning and Zoning Manager Bruce Dell, Planner David Abramson, and Secretary Janet Gale recording the meeting. Messrs. Breslau and Evans were absent.

2. SITE PLAN

2.1 SP 7-4-05, Flamingo Village, 800 South Flamingo Road (AG)

Gus Khavanin, representing the petitioner, was present. Mr. Abramson read the planning report.

Chair Aitken questioned the progress of this site at the Planning and Zoning Board. Mr. Abramson advised that the project had been approved subject to the condition that there be no access on SW 121st Avenue.

Chair Aitken asked if the site met the setback requirements and Mr. Abramson responded affirmatively. He explained that the area north of SW 14th Street and on the east side Flamingo Road had a land use designation of R-5. Mr. Abramson wanted to be sure that this project was what the Town envisioned along the Flamingo Road Corridor.

Mr. Khavanin reiterated that the plat and plans had been revised so that only emergency vehicles would access this site from SW 121st Avenue. He believed that the project was suitable for the surrounding neighborhood. Mr. Khavanin advised that the plans were being changed to accommodate one-story villas with garages on the sides at each end of most townhouse clusters.

Vice-Chair Engel took issue with the 16-foot wide, garage doors and explained the problem of exiting from vehicles parked so close together. He noted that another problem was that there was no provision for vehicles to turn around since they were not able to leave out of the SW 121st Avenue access. Mr. Khavanin explained that they were in the process of designing a way for vehicles to turn around on the site as requested by the Town Council.

Vice-Chair Engel indicated that the plans did not show a 50-foot turning radius. Mr. Khavanin replied that that detail was being worked out in the paving and grading plans. Vice-Chair Engel asked for information on the pool and the pool house since none had been provided. Mr. Khavanin advised that he would come back separately for the pool and pool house as had been done at a previous development on 82nd Avenue. Vice-Chair Engel suggested that the drive-way pavers be continued from the garage to the street instead of being interrupted by the sidewalks. Mr. Khavanin responded affirmatively to the suggestion.

Mr. Aucamp was not clear on how a vehicle would be able to turn around at the eastern end of the development. Using the plans, Mr. Khavanin pointed out where and how vehicles would be able to turn. Mr. Aucamp asked what could be done to have the project appear more Western. Mr. Khavanin responded that wooden doors would help the appearance. Chair Aitken pointed out that standing seam metal roofs would definitely work. A lengthy discussion ensued regarding the aesthetics of the project and whether it suited the vision that the Town had proposed along the Flamingo Road Corridor.

Mr. Aucamp reiterated that the elevations were pleasing; however, more needed to be done to dispel the Mediterranean appearance and promote Western elements. They spoke of roofing materials, that there was no sense of entrance, the placement of garages, the absence of porches, and the layout of the site plan.

A serious point had been made that the slabs in the rear of the townhouses were considered permanent structures and were too close to the lake which meant that it was not in compliance with the Code. Mr. Khavanin indicated that if the slabs were an issue, he would eliminate the slabs. He did not understand why this issue had not been raised during the five months he had been working with staff on this project. Mr. Abramson explained how problems developed when plans changed and had to be re-reviewed.

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Chair Aitken suggested a tabling as the item could not be moved forward if it did not meet Code.

Mr. Aucamp made a motion, seconded by Vice-Chair Engel, to table to March 7, 2006. In a roll call vote, the vote was as follows: Chair Aitken – yes; Vice-Chair Engel – yes; Mr. Aucamp – yes; Mr. Breslau – absent; Mr. Evans – absent. **(Motion carried 3-0)**

3. OLD BUSINESS

There was no old business discussed.

4. NEW BUSINESS

There was no new business discussed.

5. COMMENTS AND/OR SUGGESTIONS

There was a brief discussion regarding areas of the Town where people were not applying for occupational licenses. This became apparent due to the amount of vehicles parked on their property on a daily basis. It was recommended that this be reported to the Code Compliance Division.

Mr. Aucamp expressed his view that the Code Compliance Division was understaffed and not able to follow-up on all the violators. He believed that if Council sincerely cared about this issue, it would allocate appropriate funding for more personnel.

6. ADJOURNMENT

There being no further business, Vice-Chair Engel motioned to adjourn, seconded by Mr. Aucamp. The meeting was adjourned at 5:15 p.m.

Date Approved: _____

Chair/Committee Member